



4 Kingfisher Court
Approx. 28.0 sq. metres (301.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	69	70
England & Wales	EU Directive 2002/91/EC	80	81

4 Kingfisher Court, Avonpark, Winsley Hill, Bath, Somerset, BA2 7JS



£105,000
Leasehold*

* Other charges apply, please ask for details.

Viewing strictly by appointment only

Telephone Retirement Villages on 01372 383950

All visitors must report to Avonpark Village reception. Thank you.

A delightful studio apartment on the first floor, comprising;

- **Sitting Room / Bedroom Area**
- **Balcony**
- **Fitted Kitchenette**
- **Bathroom, Entry Phone System**
- **Lift Access, Excellent Communal Facilities**
- **Rental Option and can include a fully inclusive package**



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Entry phone system, lift and stairs access to own front door.

Hallway:

Wall mounted entry phone, call system to 24 hour emergency assistance, fuse box, panel radiator.

Sitting Room/Bedroom: 4.75m x 3.38m (15' 7 x 11'01")

French doors to a Juliette balcony and further windows either side make this a bright room, two panel radiators, TV/FM & telephone points and wall lights and opening into;

Kitchenette: 1.5m x 2.36m (5' x 7' 9")

Open plan into a compact well equipped kitchenette comprising; a range of light coloured modern eye and base level units with integrated four ring electric hob, over head extractor, electric oven, fridge, stainless steel one and a half bowl sink unit, tiled splash-back and laminate flooring.

Bathroom:

White suite comprising sink over built-in cupboard unit, panel enclosed bath with over bath shower and curtain,, low level WC, wall mounted mirrored cabinet and shaver point, cream ladder style radiator, wall mounted gas boiler, extractor, laminate flooring and recessed spotlights to ceiling.



Outside:

Extensive communal gardens with an array of mature trees, shrubs and plants and seated areas for the residents.

Avonpark is a highly sought after retirement village set in approximately 15 acres of mature secluded grounds with delightful rural views over an area of outstanding natural beauty. Situated above the Limpley Stoke valley on the outskirts of the village of Winsley and approximately two miles from the charming Bradford-on-Avon and 6.2 miles from historic Bath city centre, Avonpark Village offers a superb range of social and leisure facilities, together with support services that are tailored to your precise requirements for your present and future needs.



KEY FACTS SALES	4 Kingfisher Court, Avonpark, Winsley Hill, Bath, Somerset, BA2 7JS		Created 10/9/2020
Property Details	Retirement Community Operator	Retirement Villages Group Ltd with subsidiary companies RV Property Holdings Ltd (Landlord) working with Avonpark Management Ltd (Management company).	
	Description of unit (type and beds)	0 Bedroom Studio Apartment	Brochure, price list
	Status of unit	Pre-owned property	Brochure, property details
	Occupancy	one person	Lease
	Tenure	Leasehold - 125 year lease	Lease
	Subletting	Not permitted under terms of lease	Lease
	Domiciliary Care Provider	Provided by an external provider price on application	
Cost of moving into property	Asking Price	£105,000	Price list, website
	Other costs to move in	Your legal costs and disbursements for acting on the purchase of the lease	
	Parking & Garage arrangements	Car parking is available on a 'first come, first served' basis. No garages available at this site.	FAQs, lease
	Removal Costs	Your removal expenses	
	Stamp duty	Stamp duty costs	www.gov.uk/stamp-duty-land-tax
	Healthcare assessment	No charge by RV PROPERTY HOLDINGS LTD (If GP report required buyers would meet cost)	
Ongoing charges while living in the Retirement Community	Service charge from Jul 2020 to Jun 2021	Service Charge: £5,882.58 PA for single or double occupancy	FAQ's
	Maintenance reserve fund (sinking fund)	Included in the service charge. £257,723.00 balance at end last financial year.	
	Overnight on call support charge	Included in the service charge	
Care Costs	Provided by an external provider	Price on application	
Insurance arrangements	Responsibility of Landlord	Buildings, Public Liability and Employers Liability insurance - Costs included in the service charge	FAQ's & Contract pack sent to your solicitor
	Responsibility of Tenant	Home contents Insurance	
Ongoing fees residents will have to pay in addition	Utility Bills	Electricity, gas, water, phone, IT	Buyer introduction pack
	Council tax	Band C - £1,633.16 pa	Wiltshire Council
	TV licence	Additional cost unless exempt	
	Internet provider	Free Choice	
	Satellite/Cable TV	Free Choice	
Charges when leaving or selling the property	Assignment fee	2.5% (1st year), 5% (2nd year) or 10% (after year 2) of the sales price when re-sold.	Lease, FAQ's, price list
	Estate Agent's commission	1.5% when RV PROPERTY HOLDINGS LTD undertake sales and marketing or sellers choice of agent	
	Legal fees	On the sale of the apartment to pay the Landlord's reasonable and proper legal and registration fees	
	Removal expenses	Buyer/seller responsible for own removal costs	
	Dilapidations	The cost of your putting the property back in good order internally in accordance with the terms of the Lease	Lease
Restriction on selling the property		Purchasers must be at least 55 years or older as specified in the lease and subject to an acceptance interview with the Village Manager	Lease